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**UNITED STATES DISTRICT COURT
CENTRAL DISTRICT OF CALIFORNIA**

**FAIR HOUSING COUNCIL OF
ORANGE COUNTY, INC. and
BARBARA JOHNSON**

Plaintiffs,

vs.

**ORANGE PLAZA
APARTMENTS, LLC, etc., et al.,**

Defendants.

**Case No. SACV12- 1350 BRO(RNBx)
CONSENT DECREE AND FINAL
ORDER**

This action was brought by plaintiffs alleging that defendants violated the Fair Housing Act, 42 U.S.C. section 3601 *et seq.* and related state laws by discriminating against African Americans the basis of race in connection with the ownership and operation of the Orange Plaza Apartments in Orange, California. Defendants denied all allegations.

Plaintiffs and defendants have agreed that in order to avoid further litigation, the controversy should be resolved without trial or adjudication on the merits, and therefore have consented to the entry of this decree and order. By entering into this consent decree and order (“order”), defendants make no admission of liability or wrongdoing in connection with the allegations and claims made by plaintiffs.

It is hereby ordered, adjudged, and decreed that:

MONETARY TERMS

1 Provider,” or words to that effect;

2 d. Display a fair housing poster (HUD official form 928) in a conspicuous
3 location in a common area at the Orange Plaza Apartments, such as the rental office, mail area,
4 or laundry room;

5 e. Defendants shall attend and pay for attending a fair housing training once per
6 year for two years conducted by the Fair Housing Council of Orange County and attended by all
7 owners, managers, assistant managers, leasing agents, and all other agents at defendants’ rental
8 properties in Orange County who have contact with tenants or prospective tenants.

9 **DURATION AND ENFORCEMENT**

10 5. This order shall be in effect for a period of two years from the date of entry and
11 the court shall retain jurisdiction for the purposes of enforcement. This order will terminate at
12 the end of the two-year period.

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1 6. The parties shall attempt in good faith to work out any disputes that arise under
2 the terms of this order. Only after good faith attempts have been exhausted will the parties
3 request the assistance of the court in resolving such disputes.

4 Ordered this 8th day of October, 2013.

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7 Honorable Beverly Reid O'Connell
United States District Judge

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9 APPROVED AS TO CONTENT AND FORM:

10 *I hereby attest that all signatories whose names and conformed signatures (/s/) appear below*
11 *have consented in writing to this e-filed document.*

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13 /s/ Liza Cristol-Deman
Liza Cristol-Deman
14 BRANCART & BRANCART
Attorneys for Plaintiffs

October 4, 2013
Dated

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17 /s/ Thomas Cummings
Thomas Cummings
18 CUMMINGS MYER
Attorneys for Defendants

October 4, 2013
Dated